



# Enterprise Town Advisory Board

## AGENDA

Date: March 13, 2013  
Location: Enterprise Library, 25 E. Shelbourne Avenue @ Las Vegas Blvd. South  
Time: 6:00 p.m.

Board Members: David Chestnut – Chair Frank J. Kapriva – Vice-Chair  
Laura Ring Cheryl Wilson James Sweetin

Posting Locations: Enterprise Library, Blue Diamond Saloon 6935 Blue Diamond Rd  
Date: March 7, 2013 Windmill Library 7060 W. Windmill Ln., Whole Foods Market 6689 LVBS

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All items listed on the agenda are for action by the Enterprise Town Advisory Board unless otherwise noted. Action may consist of any of the following: recommend approval, recommend denial, and recommend conditions of approval hold or table.

The Enterprise Library is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.  
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### **CALL TO ORDER:**

### **PLEDGE OF ALLEGIANCE:**

### **INTRODUCTION OF COUNTY STAFF**

### **PROCEDURES & CONDUCT**

1. This meeting has been duly notified and is conducted in conformance with open meeting law.
2. Please turn off or mute all cell phones, pagers & other electronic devices.
3. Please take all private conversations outside the room
4. Request all attendees sign in
5. Observe the protocol for speaking before the Board. The protocol is posted in the meeting room. Also see Public Comments guidelines below.

### **REGULAR BUSINESS**

1. Approve the Minutes for the meeting held on February 27, 2013. Requires a vote of the Board.
2. Approve the Agenda with any corrections, deletions or changes. Requires a vote of the Board.
  1. Items on the agenda may be taken out of order.
  2. The Town Advisory Board may combine two or more agenda items for consideration.
  3. The Town Advisory Board may remove an item from the agenda or delay discussion relating to an item at any time.

### **PUBLIC COMMENTS:**

This is a period devoted to comments by the general public about items on **this** agenda only. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Zoning Agenda Items at the time they are presented. If you wish to speak to the Board about items within its jurisdiction but not appearing on this agenda, you must wait until the "Public Comments" period listed at the end of this agenda. Comments will be limited to three minutes. Please step to the front of the room to address the Board, clearly state your name and address and please **spell** your last name for the record. If any member of the Board wishes to extend the length of a presentation this will be done by the Chair or the Board by majority vote.

### **ANNOUNCEMENTS:**

BOARD OF COUNTY COMMISSIONERS  
STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice-Chair  
SUSAN BRAGER – TOM COLLINS – CHRIS GIUNCHIGLIANI – MARY BETH SCOW – LAWRENCE WEEKLY  
DON BURNETTE, County Manager

Meeting Location: Enterprise Library 25 E. Shelbourne Ave @ Las Vegas Blvd. S.



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## AGENDA

### ZONING AGENDA:

03/20/13 BCC

- H-1. **VS-0046-13 – PARDEE HOMES OF NEVADA, INC; ET AL:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pebble Road and Torino Avenue and between Tomsik Street and Gagnier Boulevard in an R-E (Rural Estates Residential) (RNP-I) Zone within Enterprise (description on file). SB/rk/ed (For possible action)
- H-2. **WS-0045-13 – PARDEE HOMES OF NEVADA, INC; ET AL:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced lot area; **2)** full off-site improvements; and **3)** modified street improvement standards in conjunction with a proposed single family residential development on 7.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side Pebble Road and the west side of Tomsik Street within Enterprise. SB/rk/ml (For possible action)

04/02/13 PC

1. **WS-0082-13 – WELLS, PETER AND TEMISHOVA, ANISKA:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear setback for a proposed patio cover in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community. Generally located on west side of Eve Springs Street and the south side of Early Horizon Drive (alignment) within Enterprise. SB/rk/ml (For possible action)
2. **ZC-0090-13 – CML-NV ONE, LLC:**  
**ZONE CHANGE** to reclassify 10.0 acres from C-2 (General Commercial) P-C (Planned Community Overlay District) Zone to R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone for a single family residential subdivision in the Mountain's Edge Master Planned Community.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow modified street improvement standards; and **2)** reduced street off-set. Generally located on the northeast corner of Cactus Avenue and Buffalo Drive within Enterprise. SB/rk/xx (For possible action)

04/03/13 BCC

3. **UC-0534-11 (ET-0014-13) – SH APARTMENTS, LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** to commence a residential planned unit development.  
**VARIANCES** for the following: **1)** reduced perimeter setback; **2)** reduced building setback from a right-of-way; **3)** reduced building setback adjacent to a freeway; **4)** reduced separation from an accessory structure to buildings; **5)** reduced driveway length; and **6)** remove the requirement for trash enclosures.  
**DESIGN REVIEW** for a multi-family development on 25.7 acres in an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the east side of Southern Highlands Parkway and the north side of Robert Trent Jones Lane within Enterprise. SB/rk/ml (For possible action)

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DON BURNETTE, County Manager

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# Enterprise Town Advisory Board

## AGENDA

4. **ZC-0736-09 (ET-0017-13) – NEVADA SENIOR HOLDINGS, LLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 5.2 acres from R-E (Rural Estates Residential) Zone and C-2 (Commercial General) Zone to U-V (Urban Village – Mixed Use) Zone in the MUD-4 Overlay District for a mixed use development.  
**USE PERMITS** for the following: **1)** a congregate care facility; and **2)** increase building height.  
**DESIGN REVIEWS** for the following: **1)** a mixed use development consisting of residential, congregate care, commercial, and open space; and **2)** a manmade decorative water feature. Generally located on the north side of Jeffreys Street/Ione Road, 500 feet west of Eastern Avenue within Enterprise (description on file). SS/co/ml (For possible action)
5. **UC-0077-13 – BD PARCEL HOLDINGS, LLC:**  
**USE PERMIT** to reduce the building setback for a proposed convenience store.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced landscaping; **2)** reduced setback from a property line; and **3)** reduced setback from a right-of-way.  
**DESIGN REVIEWS** for the following: **1)** a convenience store, retail building, and drive-thru restaurant; and **2)** signage on 2.2 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Blue Diamond Road and the west side of Arville Street within Enterprise. SB/pb/ml (For possible action)
6. **VS-0069-13 – SANDCASTLE ENTERPRISES, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Decatur Boulevard and Ullom Drive, and between Pebble Road (alignment) and Raven Avenue in an R-E (Rural Estates Residential) Zone and an R-2 (Medium Density Residential) Zone within Enterprise (description on file). SB/jt/ed (For possible action)
7. **VS-0089-13 – DARIUSH, IMANI:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Decatur Boulevard and Hauck Street (alignment), and between Mesa Verde Lane and Moberly Avenue (alignment) in an R-E (Rural Estates Residential) Zone within Enterprise (description on file). SS/pb/ml (For possible action)
8. **ZC-0614-12 (WC-0013-13) – SANDCASTLE ENTERPRISES, LLC:**  
**WAIVER OF CONDITIONS** of a zone change requiring construction of full off-site improvements in conjunction with a future single family residential development on 0.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Pebble Road and the west side of Ullom Drive within Enterprise. SB/co/ml (For possible action)
9. **WS-0072-13 – BD PARCEL HOLDINGS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow access to a residential local street (Camero Avenue).  
**DESIGN REVIEWS** for the following: **1)** retail building; and **2)** signage on 1.6 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the northwest corner of Blue Diamond Road and Arville Street within Enterprise. SB/gc/ml (For possible action)



# Enterprise Town Advisory Board

## AGENDA

10. **ZC-0088-13 – DARIUSH, IMANI:**  
**ZONE CHANGE** to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential subdivision.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow modifications to standard drawings for private street sections; and **2)** allow over-length dead-end streets. Generally located on the west side of Decatur Boulevard and the north side of Mesa Verde Lane within Enterprise (description on file). SS/pb/ml (For possible action)

### **ADDITIONAL BUSINESS**

The TAB will discuss items concerning the Enterprise 2014 Major Land Use update. The discussions will include land use category descriptions, goals and policies, administrative procedures and descriptive land use. The public is encouraged to submit ideas and suggestions for this discussion. The TAB will not take action on the any item discussed until it has been placed on the agenda for action.

### **PUBLIC COMMENTS**

No discussion, action, or vote may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda. Comments will be limited to three minutes. Please step to the front of the room to address the Board, clearly state your name and address and please **spell** your last name for the record. If any member of the Board wishes to extend the length of a presentation this will be done by the Chair or the Board by majority vote.

**NEXT MEETING DATE:** March 27, 2013, 6:00 pm

**ADJOURNMENT:**

#### **BOARD OF COUNTY COMMISSIONERS**

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